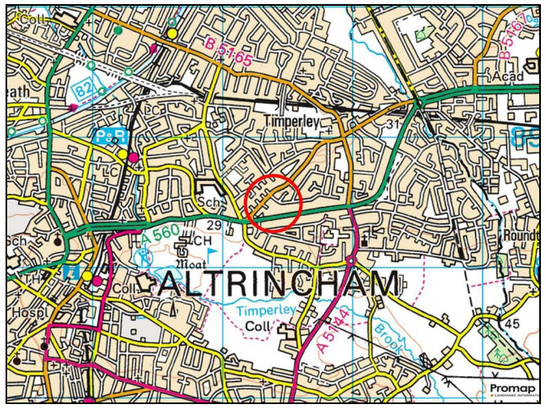
NAEA
APPROVED CODE TRADINGSTANDARDS.GOV.UK
The Property Ombudsman

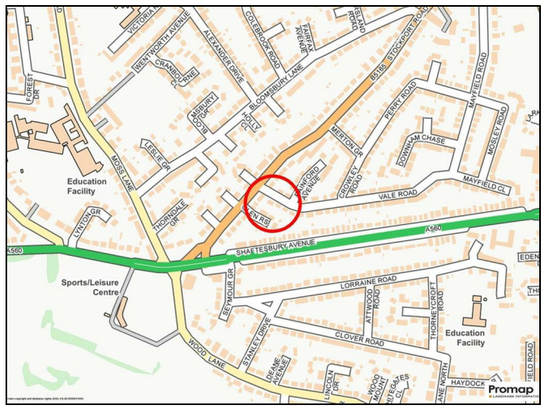
HALE OFFICE:
212 ASHLEY ROAD, HALE,
CHESHIRE WA15 9SN
TEL: 0161 941 6633
FAX: 0161 941 6622
Email: hale@watersons.net

SALE OFFICE:
91-93 SCHOOL ROAD, SALE,
CHESHIRE M33 7XA
TEL: 0161 973 6688
FAX: 0161 976 3355
Email: sale@watersons.net

WATERSONS
INDEPENDENT ESTATE AGENTS

location

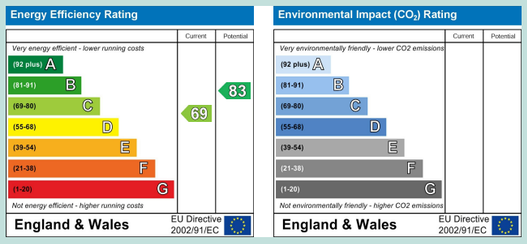






energy efficiency

In line with Government Legislation, we are now able to provide an
Energy Performance Certificate (EPC) rating (see table on the right)



AGENTS NOTES Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify the they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact included in the sale since circumstances do change during marketing or negotiations. A final inspection is recommended prior to the exchange of contracts. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements in order to have carpets fitted or ensure that existing furniture will fit they should take the measurements themselves.

WATERSONS
INDEPENDENT ESTATE AGENTS

4 Vale Road

Timperley, Altrincham, WA15 7TG



A SUPERBLY PROPORTIONED, EXTENDED, BAY FRONTED SEMI DETACHED FAMILY HOME LOCATED IN A POPULAR NEIGHBOURHOOD, CLOSE TO EXCELLENT SCHOOLS, TIMPERLEY VILLAGE AND ALTRINCHAM TOWN CENTRE. 1140SQFT

Porch. Hall. Lounge. Family Room. Dining Kitchen. Four Bedrooms. Two Bath/Shower Rooms. Driveway. Garden

£475,000

www.watersons.net

in detail




A superbly sized, extended, double height, bay fronted Semi Detached family home located in a popular part of Timperley, within easy reach of the centre of Cloverlea Primary School and also within walking distance of Wellington School and Timperley Village and Timperley Metrolink at Park Road and Altrincham Town Centre.

The property offers excellent family accommodation extending to approximately 1140 square feet and provides an Entrance Porch, Hall, Lounge, Family Room and Dining Kitchen to the Ground Floor and to the First Floor are Four good sized Bedrooms served by Two Bath/Shower Rooms, one being En Suite to the Principal Bedroom.



Externally, the property is approached via a Driveway providing off road Parking, leading down the side of the house to the rear Garden. There is a Garden frontage with a shaped area of lawn with stocked borders.

The Garden to the rear has a timber decked sitting area returning across the back of the house, accessed via both the Family Room and Dining Kitchen. Beyond this, there is an area of lawn with stocked borders. The Garden enjoys a backdrop of mature trees providing screening. Timber fence enclosure and a large timber shed.

Comprising:

Recessed Porch to uPVC double glazed entrance door with side window to the:



Hall with wood laminate flooring which continues into the reception rooms. A staircase rises to the First Floor with Cloaks and storage area beneath. Door through to the:

Lounge with a wide half bay window to the front.

Family Room with French doors giving access to the garden. A door leads through to the:

Dining Kitchen. A well proportioned room with French doors leading to the garden and a further door to the side.



The Kitchen is fitted with a range of high gloss finish laminate fronted units with worktops over. Integrated stainless steel oven, hob, extractor fan, washing machine, dishwasher and space for freestanding fridge freezer.

First Floor Landing and Inner Landing with doors giving access to Four Bedrooms and the Family Bathroom.

Principal Bedroom One with a wide half bay window to the front.

En Suite Shower Room with electric shower, wash hand basin and WC. Extensive tiling to the walls and floor. Window to the side. LED lighting.

Bedroom Two with a window overlooking the rear garden. Laminate flooring. Built in wardrobes.




Bedroom Three with a window overlooking the rear garden. Laminate flooring.

Bedroom Four with a window to the front. Laminae flooring

The Bedrooms are further served by the Family Bathroom fitted with a white suite and chrome fittings, providing a bath with electric shower over, wash hand basin and WC. Tiling to the walls and floor. Windows to the side. LED lighting Chrome ladder radiator.





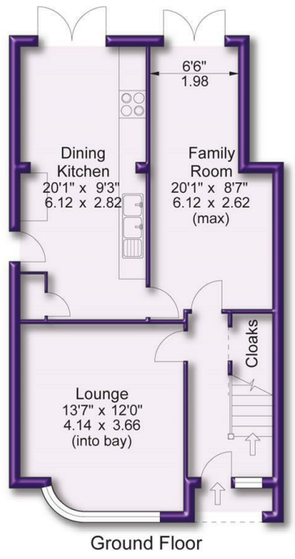


UPVC double glazing. Gas central heating.

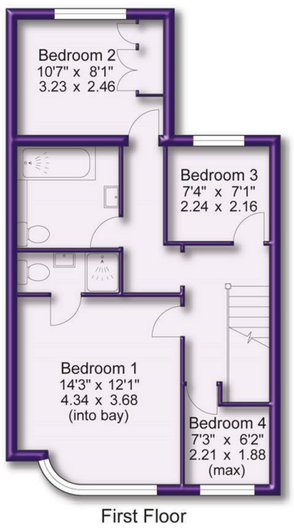
An excellent family sized home in a great location.

- Freehold
- Council Tax Band C

Approx Gross Floor Area = 1140 Sq. Feet
= 106.0 Sq. Metres



Ground Floor



First Floor

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